



Nab Wood Drive, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached home, ideally situated in the sought-after area of Chorley. This lovely property offers spacious and versatile living accommodation, perfect for families or those looking to upsize. The home benefits from excellent travel links, with the M6 and M61 motorways nearby and a train station just a short drive away, making commuting to surrounding towns and cities simple and convenient. The area also offers a range of local amenities, bus routes within walking distance, and an abundance of green spaces ideal for relaxing walks and outdoor leisure.

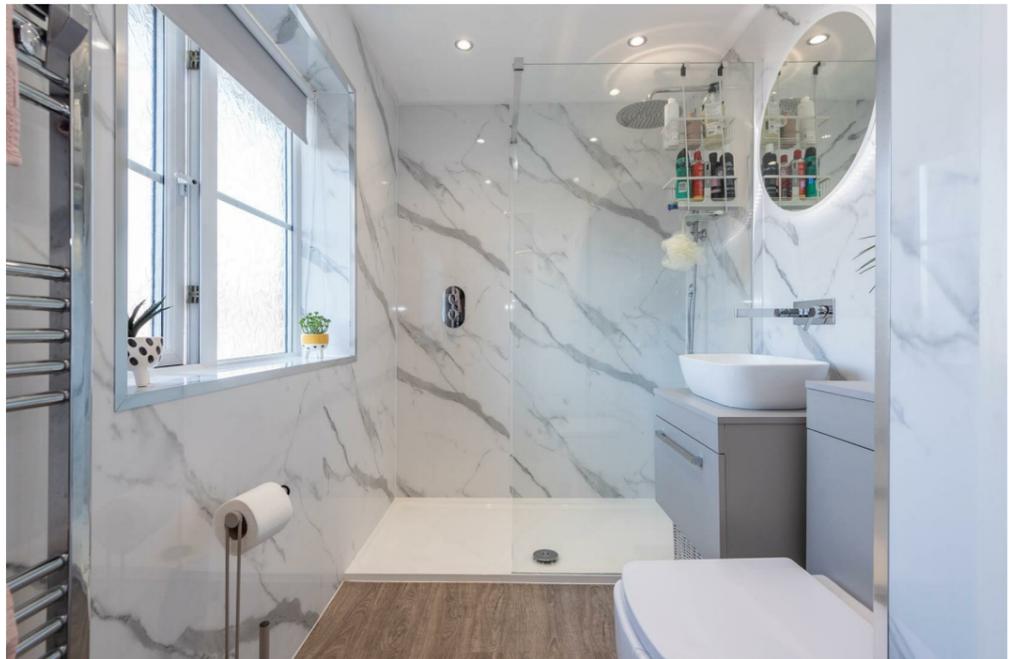
Upon entering the property, you are welcomed into an entrance hallway featuring a window that allows natural light to flow through. To the left, you will find a convenient WC, also benefitting from a window, while to the right sits the spacious lounge with a large front-facing window. The lounge opens seamlessly into the kitchen and dining area, creating a sociable open-plan layout, while also allowing separate access back into the hallway. The kitchen/dining room is fitted with a range of wall and base units with worktop surfaces and includes integrated appliances such as a gas hob, oven, microwave, fridge/freezer, and washing machine. From the kitchen, there is access to useful under-stairs storage. The dining area leads through to a bright garden room, surrounded by windows and complete with double doors opening out onto the rear garden.

Moving up to the first floor, you will find three well-proportioned bedrooms. The master bedroom is positioned to the front of the property and benefits from a large window, built-in wardrobes, and a three-piece en-suite shower room with a window and additional storage cupboard. Bedrooms two and three are both located to the rear and feature windows overlooking the garden. A modern three-piece family bathroom with a window completes this floor. The home also benefits from a fully boarded loft, providing excellent additional storage space.

Externally, the property offers a driveway to the side, positioned in front of a garage, providing off-road parking for multiple vehicles. To the front, there is a well-maintained lawn with attractive greenery, enhancing the home's kerb appeal. The rear garden has been beautifully designed, featuring a paved patio area alongside an artificial lawn, creating a low-maintenance yet stylish outdoor space. Established trees to the rear provide a high degree of privacy, making the garden feel peaceful and not overlooked, perfectly complementing this fantastic family home.









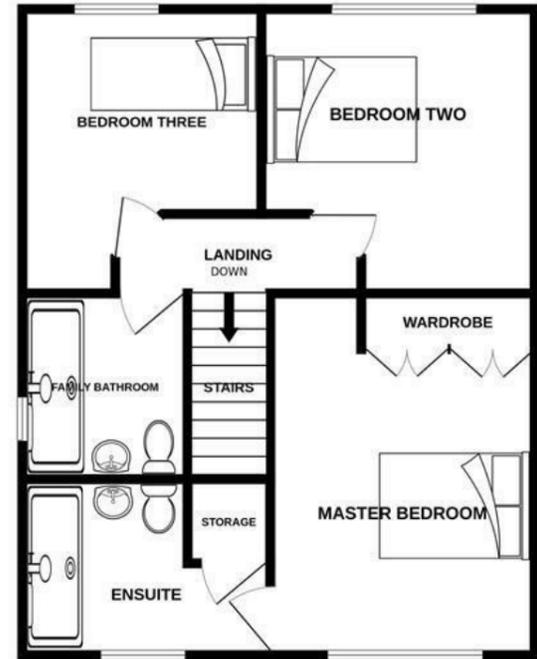
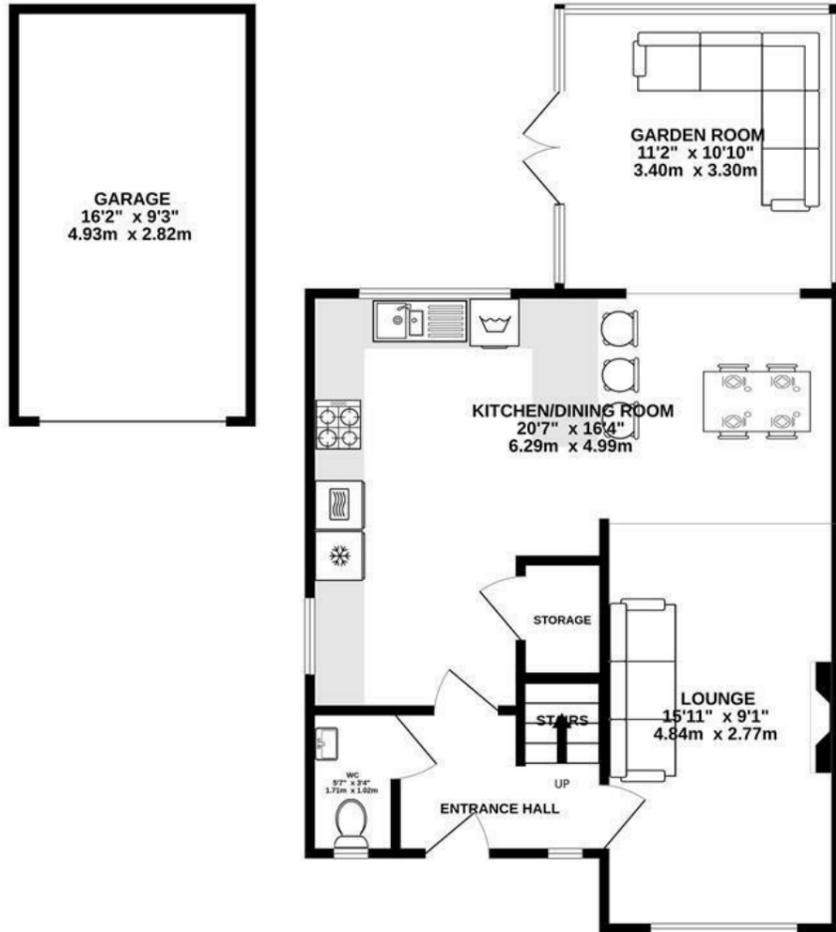




BEN ROSE

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

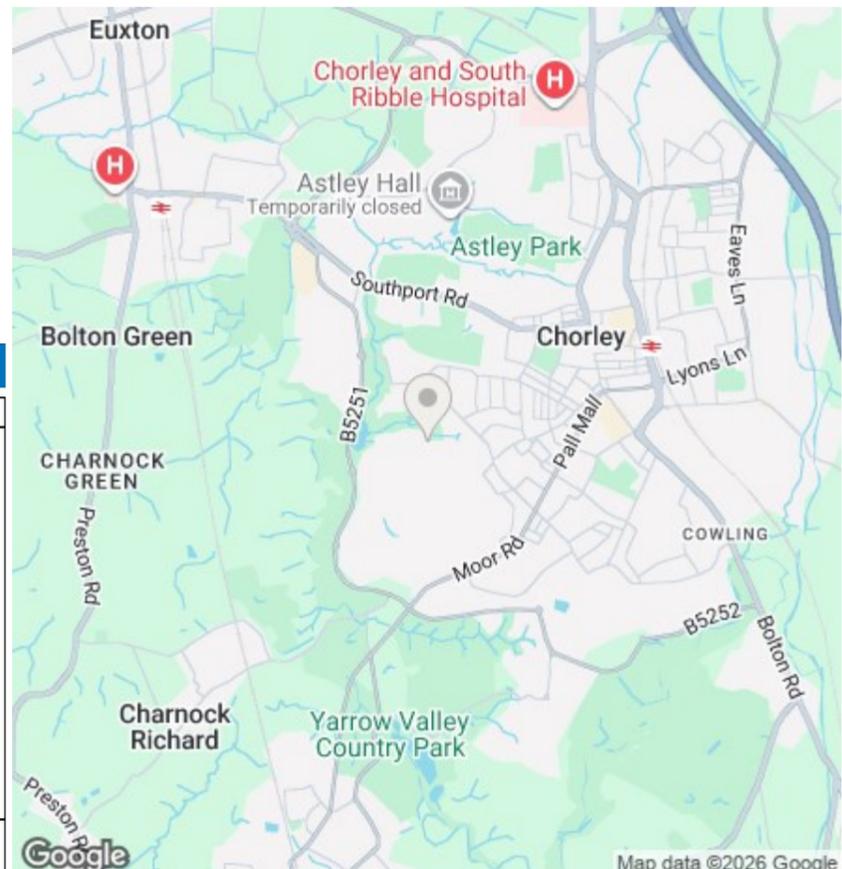


TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 71
Potential: 83

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	